



# 2016 MSA STREET RECONSTRUCTION

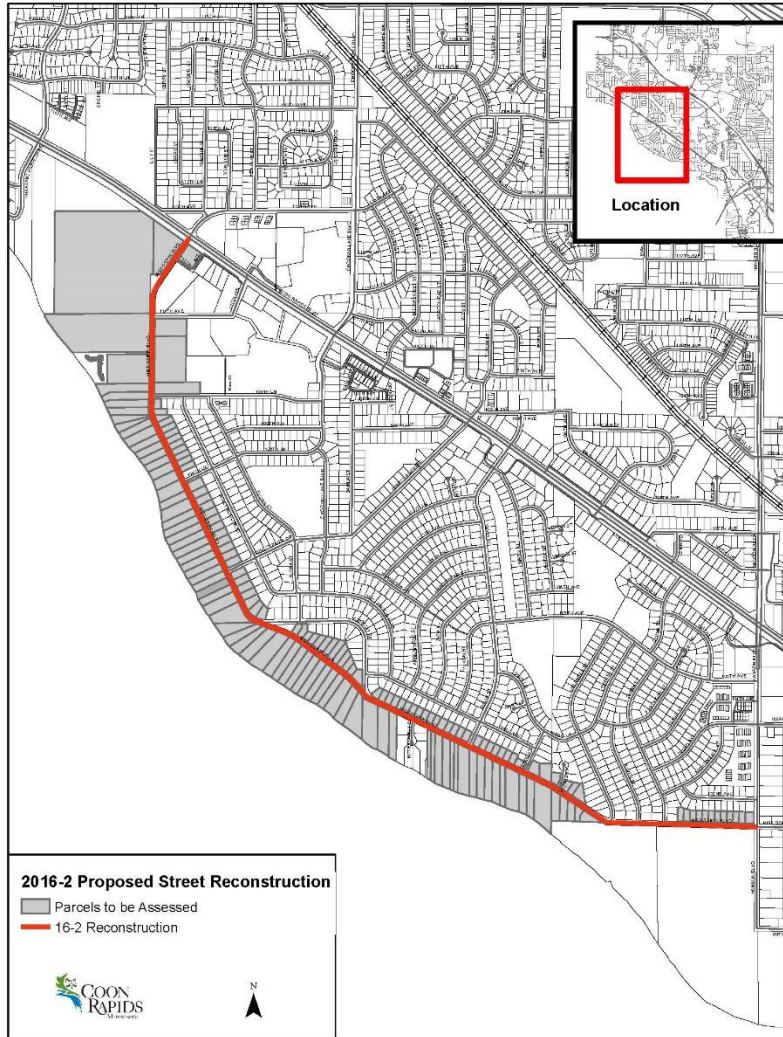
November 24, 2015

Engineering Update



1. Evergreen Boulevard from 85th Avenue to Cul-de-sac
2. 90th Avenue from Evergreen Boulevard to Springbrook Drive
3. 93rd Avenue from Evergreen Boulevard to Coon Rapids Boulevard

# 16-2 – Mississippi Boulevard

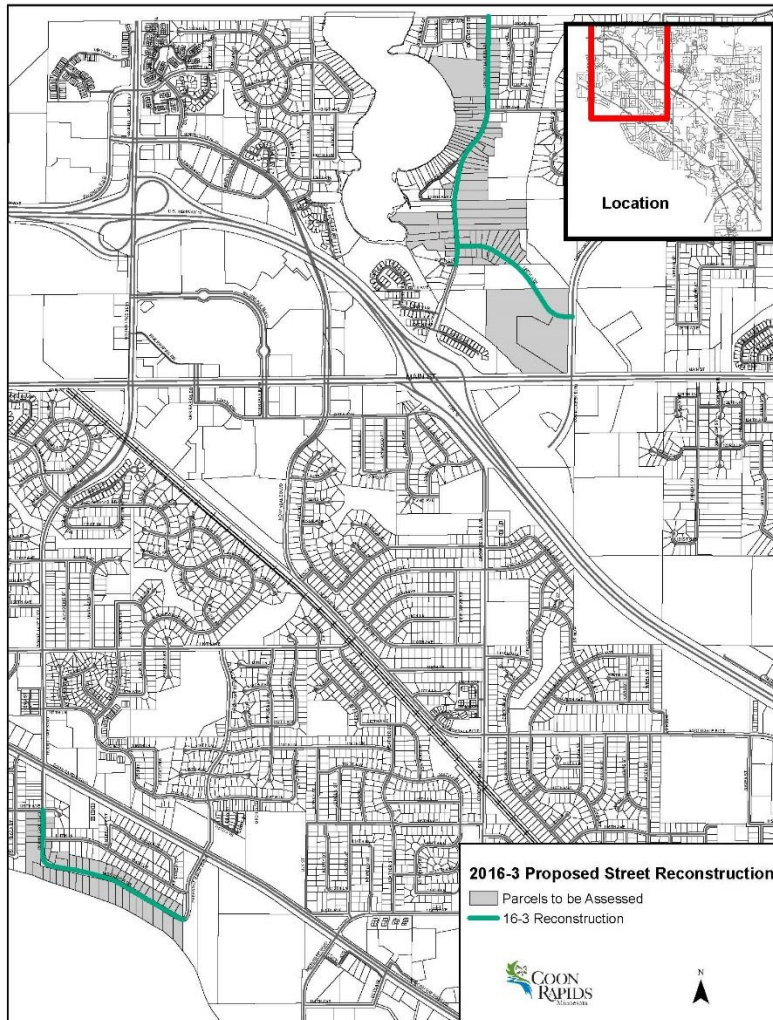


## Reconstruction Segments

1. Mississippi Boulevard from Hanson Boulevard to Coon Rapids Boulevard



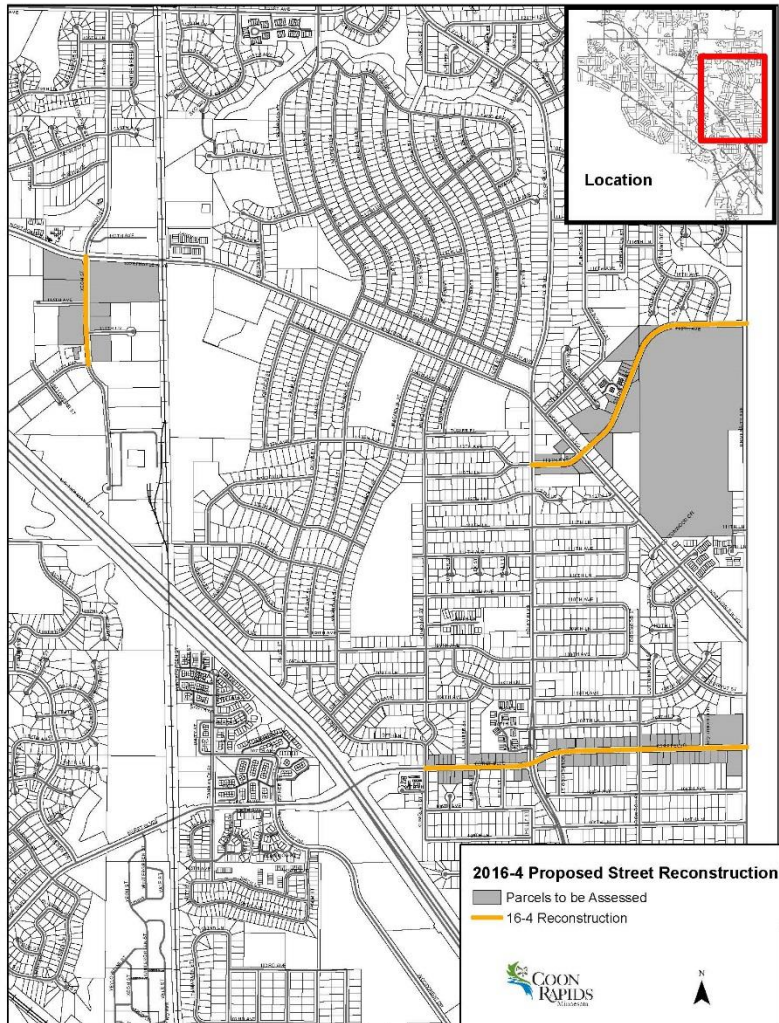
# 16-3 – Routes West of Hanson Boulevard



## Reconstruction Segments

1. Crooked Lake Boulevard from 127th Circle to 133rd Avenue
2. 128th Avenue from Crooked Lake Boulevard to Coon Creek Boulevard
3. Mississippi Drive from Round Lake Boulevard to Pheasant Ridge Drive
4. Round Lake Boulevard from Mississippi Drive to 115th Avenue

# 16-4 – Routes East of Hanson Boulevard



## Reconstruction Segments

1. Egret Boulevard from Kumquat Street to University Avenue
2. 113th Avenue from Foley Boulevard to Northdale Boulevard
3. Dogwood Street from Northdale Boulevard to 115th Avenue
4. 115th Avenue from Dogwood Street to University Avenue
5. Xeon Street from 114th Avenue to Northdale Boulevard

# Project Timeline

November 17, 2015	Council accepts feasibility reports, orders a public hearing, and sets an assessment hearing date
December 2 & 8, 2015	Staff conducts 1st neighborhood meetings for property owners
January 14 & 20, 2016	Staff conducts 2nd neighborhood meetings for property owners
February 16, 2016	Council holds the public hearing and assessment hearing and orders the projects; Council approves plans and specs and orders ad for bids
April 19, 2016	Council adopts the assessments and awards contract for construction
May-October 2016	Project Construction

# Assessment Rates



Property Type	2016 Rates
Single Family Residence	\$1,835.45
Duplex, Townhouse, Apartment Properties (per front foot)	\$22.94
Commercial Properties (per front foot)	\$45.88
Industrial Properties (per front foot)	\$59.64